MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM 12/08/15

I. Zoning Board Present (P) or Absent (A):

Steve Bruns	A	Brad Garmann, Pres	P
Ned Sielschott	P	Linda Kitzmiller, Vice Pres	P
Jean Hinker	P	James Hearn, Solicitor	P
Don Harrod ZA	A		

Also Present:

Dennis Kitzmiller
Darren Caywood, Midnet Media
Curt Albers, Midnet Media
Todd Weigandt
Norma Sautman

Steve Niekamp – Nidec Minster Machine
Gary Niekamp – Nidec Minster Machine
Tim Horner – Nidec Minster Machine
Mary ~~Selman~~ Sautman
Sister Barbara Ann

II. Public meeting called to order by President Garmann at 7:00 pm
Three items was discussed in the public meeting:

1) A conditional use permit request by Kelly Custer, Darren Caywood and Mike Wilson to utilize the building located at 86 North Hanover Street as commercial office space. A conditional use permit is needed to operate commercial enterprises in a residential district. Darren Caywood and Curt Albers spoke on behalf of Kelly Custer and Midnet Media. At this time, Midnet Media has 10 employees that are within walking distance to the building. Kelly will have between 20-30 employees and would like to utilize the space while renovating it. The exterior of the building would also be maintained as is.

There was discussion regarding the parking and traffic around the building. Norma Sautman and Mary Selman have been occupants in the condos since the 1970's. Being no further discussion, a motion was made by N .Sielschott and second by J. Hinker to approve the conditional use permit request under the stipulation of a minimum of 20 parking spaces. All voted in favor of the motion.
off street

President Garmann called the regular meeting to order at 7:35 pm. 1st 2ND

III. The minutes from the November 10, 2015 meeting were read. L. Kitzmiller and N. Sieschott motioned to approve the minutes as read. All members voted in favor.

IV. New Business:

1) Nidec Minster is seeking an advisory opinion regarding the installation of a 60 foot dust collection system on to the north side of their foundry location on North Cleveland Street. The Minster Zoning Code calls for an exception to the height requirements if an excessive height of a structure is needed to function properly. Due to the nature of the dust collection system and measures being undertaken to eliminate any nuisances that the system may cause, Nidec Minster believes that the excessive height is needed for the system to function properly and is seeking an opinion from the Zoning Board of Appeals to confirm this.

There was much discussion regarding the dust collection system, the necessity of the height being 11 feet higher, along with the requirements of the EPA Operative Permit Title 5. Tim Horner, Steve Niekamp and Gary Niekamp spoke on behalf of Nidec Minster Machine while explaining the differences between the older dust collection systems versus the newer systems. The older system has a pulsation sound at night and the new system is quieter. It will sit against the building and will be enclosed. This system will be 60 feet from the face of the foundry wall. There will be stack sands for the sound and two (2) ?

additional stack silencers between the building and silo. Foam can be put on the siding if venting is a concern. They will conduct stack tests every 5 years and the dust goes to the landfill.

Being no further discussion, a motion was made by N. Sielschott and seconded by J. Hinker finding the additional height is necessary. All voted in favor of the motion.

V. Old Business

1) There was no old business presented to the board.

VII. Comments:

1) There were no comments

VIII. Adjournment

1) L. Kitzmiller moved and J. Hinker seconded a motion to adjourn at 8:02 pm. Motion passed.